

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction SAN LUIS OBISPO

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
3208 Rockview	SF	Owner	1	0	0	0	1	0	CDBG	1	
3210 Rockview	SF	Owner	1	0	0	0	1	0	CDBG	1	
3212 Rockview	SF	Owner	1	0	0	0	1	0	CDBG	1	
Moylan Terrace	5+	Renter	0	2	1	0	3	0	City Affordable Housing Fund	3	
(9) Total of Moderate and Above Moderate from Table A3					1	88					
(10) Total by Income Table A/A3			3	2	1	88					
(11) Total Extremely Low-Income			0								

Units*	
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\* Note: These fields are voluntary

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	120	120	Rehabilitation of low-income apartments at 1550 Madonna.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	120	120	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	25	14	48	1	0	88	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	370	0	0	31	0	3	0	0	0	0	34	336
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	259	10	34	11	0	2	0	0	0	0	57	202
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		295	0	0	0	0	1	0	0	0	0	1	294
Above Moderate		665	48	55	25	36	88	0	0	0	-	252	413
Total RHNA by COG. Enter allocation number:		1589	58	89	67	36	94	0	0	0	0	344	1245
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.4	Provide financial assistance to extremely low, very low, low and moderate income homeowners and renters for rehabilitation projects.	On-going	On-going.
1.5	Continue code enforcement to expedite the removal of illegal or unsafe dwellings, to Eliminate hazardous site or property conditions, and resolve chronic building safety problems.	On-going	On-going
1.7	Continue to support local and regional solutions to homelessness by funding programs such as the Maxine Lewis Memorial Shelter and The Prado Day Center.	On-going	On-going.
1.8	Create an educational campaign for owners of older residences informing	On-going	Not done.

	them of ways to reduce the seismic hazards commonly found in such structures, and encouraging them to undertake seismic upgrades.		
2.5	Amend the Inclusionary Housing Requirement, Tables 2 and 2A (Appendix P), to provide more ways for commercial development projects to meet the requirements.	1-2012	Not Done.
2.6	Prepare criteria to manage the Affordable Housing Fund so that the fund serves as a sustainable resource for supporting affordable housing development.	7-2010	On-going.
2.7	Review existing and proposed building, planning, engineering and fire policies and standards to determine whether changes are possible that could assist the production of affordable housing, or that would encourage preservation of housing rather than conversion to non-residential uses, provided such changes would not conflict with other General Plan policies.	On-going	On-going.
2.8	Establish permit streamlining procedures to speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects.	7-2010	On-going.
2.9	Pursue outside funding sources for the payment of City impact fees so that new dwellings that meet the City's affordable housing standards can mitigate their facility and service impacts without adversely affecting housing affordability.	On-going	On-going.
2.10	To the extent outside funding sources can be identified to offset impacts on City	On-going	Not Done.



	funds, exempt dwellings that meet the moderate income, Affordable Housing Standards from planning, building and engineering development review and permit fees, including water meter installation fee.		
2.11	Continue to coordinate public and private sector actions to encourage the development of housing that meets the City's housing needs.	On-going	On-going.
2.12	Assist with the issuance of bonds, tax credit financing, loan underwriting or other financial tools to help develop or preserve affordable units through various programs	On-going	On-going.
2.13	Amend Affordable Housing Standards to establish a methodology for adjusting affordable housing standards and secure Council approval. Consider incorporating HOA fees and a standard allowance for utilities in the calculation for affordable rents and home sales prices.	7-2010	Not Done.
2.14	In conjunction with the Housing Authority and other local housing agencies, provide on-going technical assistance and education to tenants, property owners and the community at large on the need to preserve at-risk units as well as the available tools to help them do so.	On-going	On-going.
2.15	In conjunction with local housing providers and the local residential design community, provide technical assistance to the public, builders, design professionals and developers regarding design strategies to achieve affordable housing.	On-going	On-going.
2.16	Evaluate the Inclusionary Housing Ordinance requirements and the effect of Table 2A on	1-2011	On-going.

	the City's ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.		
2.17	The City will evaluate and consider including a workforce level of affordability in its Affordable Housing Standards to increase housing options in the City for those making between 120 percent and 160 percent of the San Luis Obispo County median income	1-2012	On-going.
2.18	Evaluate and consider increasing residential densities on appropriate sites for housing affordable to extremely low income households.	1-2012	On-going.
3.8	Adopt an ordinance that discourages the removal or replacement of affordable housing	1-2012	Not Done.
3.9	Correct unsafe, unsanitary or illegal housing conditions, improve accessibility and energy efficiency and improve neighborhoods	On-going	On-going.
3.10	Preserve the number of dwellings in the Downtown Core (C-D zone) and the Downtown Planning Area by continuing the "no net housing loss" program	On-going	On-going.
3.11	Identify residential properties eligible for local, State, or Federal historical listing and prepare guidelines and standards to help property owners repair, rehabilitate and improve properties in an appropriate historic manner	On-going	On-going.
3.12	Amend the Inclusionary Housing Requirement to allow a reduced term of affordability for rehabilitated units	1-2011	Not Done.
3.13	Establish a monitoring and early warning system to track affordable housing units	1-2012	On-going.

	at-risk of being converted to market rate housing		
3.14	The City will work with other local organizations to help rehabilitate residential, commercial or industrial buildings to expand affordable rental housing opportunities	On-going	On-going.
4.5	Review new development proposals for compliance with City regulations and revise projects or establish conditions of approval as needed to implement the mixed-income policies	On-going	On-going.
5.5	Review new development proposals for compliance with City regulations and revise projects or establish conditions of approval as needed to implement the housing variety and tenure policies	On-going	On-going.
6.8	Maintain the General Plan and Residential Growth Management Regulations (SLOMC 17.88) exemption for new housing in the Downtown Core (C-D zone), and new housing in other zones that is enforceably restricted for extremely-low, very low, low- and moderate income households, pursuant to the Affordable Housing Standards. In expansion areas, the overall number of units built must conform to the City-approved phasing plan.	On-going	On-going.
6.9	Amend the Zoning Regulations and Parking Access and Management Plan to allow for flexible parking for housing developments, especially in the Downtown Core	On-going	On-going.
6.10	Provide incentives to encourage additional housing in the Downtown Core, including flexible density, use, height, or parking provisions	1-2011	On-going.
6.11	Specific Plans for the Orcutt Expansion	Prior to	Done and on-going.

	Area and any new expansion areas shall include R-3 and R-4 zoned land to provide affordable housing	Specific Plan adoption	
6.12	Consider General Plan amendments to rezone commercial, manufacturing, or public facility zoned areas for higher density	7-2012	On-going.
6.13	Continue to support the SLO County Housing Trust Fund's efforts to provide below-market financing and technical assistance	On-going	On-going.
6.14	Prioritize City efforts to encourage growth towards infill development and designated expansion areas	On-going	On-going.
6.15	Seek opportunities with other public agencies and utilities to utilize surplus land for housing and to convert vacant or underutilized buildings to housing.	On-going	On-going.
6.16	Develop multi-family housing design standards and make projects that meet these standards eligible for a streamlined level of review	1-2012	Done.
6.17	Complete Orcutt Area Specific Plan and consider final City approval to annex the Orcutt specific planning area by December 2010.	1-2011	Done.
6.18	Financially assist in the development of affordable housing using State, Federal, or local funds	On-going	On-going.
6.19	Actively seek new revenue sources and financing mechanisms to assist affordable housing development and first-time home buyer programs	On-going	Done.
6.20	Update the Community Design Guidelines and Chapter 2.48 of the Municipal Code to exempt the construction, or remodeling of up to 4 dwellings of up to 1200 square	7-2010	Done.

	feet each from Architectural Review Commission review		
6.21	Assist in the production of long-term affordable housing by identifying vacant or underutilized City-owned property suitable for housing	On-going	On-going.
6.22	Community Development staff will prepare "property profiles" describing City-owned properties suitable for housing to facilitate public or private development	1-2012	Not Done.
6.23	Amend the General Plan to designate the 46 acres associated with the former County General Hospital as a "special Design Area", suitable for housing development	1-2011	Done.
6.24	Update the Affordable Housing Incentives and Zoning Regulations to ensure density bonus incentives are consistent with State Law	1-2011	On-going.
6.25	Evaluate and consider increasing the residential density allowed in development projects in the Neighborhood Commercial (C-N), Office (O), and Downtown Commercial (C-D) zoning districts to 24 units per acre in C-N and O zones, and 72 units per acre in the C-D zone.	7-2012	Done.
6.26	Evaluate how underlying lot patterns in the City's multi-family zones affect the City's ability to meet housing production policies	7-2012	Not Done.
6.27	The City will support residential infill development and promote higher residential density where appropriate.	On-going	On-going.
6.28	Encourage the construction of Secondary Dwelling Units by revising the ordinance to include possible incentives	7-2012	On-going.

6.29	Evaluate and consider adopting subdivision and ordinance changes to support small lot subdivisions, ownership bungalow court development, and eliminate the one acre minimum lot area for PD overlay zoning.	7-2012	On-going.
7.8	Implement a variety of strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhood	On-going	On-going.
7.9	Identify specific neighborhood needs, problems, trends, and opportunities for improvements.	7-2012	On-going.
7.10	Help fund neighborhood improvements, including sidewalks, traffic calming devices, crosswalks, parkways, street trees and street lighting to improve aesthetics, safety and accessibility.	On-going	On-going.
7.11	Continue to develop and implement neighborhood parking strategies, including parking districts	On-going	On-going.
8.11	As funding allows, support local and regional solutions to meeting the needs of the homeless and continue to support, jointly with other agencies, shelters for the homeless	On-going	On-going.
8.12	Continue the mobile home rent stabilization program to minimize increases in the cost of mobile home park rents.	On-going	On-going.
8.13	Identify sites in specified expansion areas suitable for tenant-owned mobile-home parks, cooperative or limited equity housing, or other types of housing that meet special needs	Prior to Specific Plan adoption	On-going.
8.14	Advocate developing more housing and refurbishing campus housing at Cal Poly University	On-going	On-going.

8.15	Work with Cal Poly University Administration to secure designation of on-campus fraternity/sorority living groups	On-going	Not Done.
8.16	Jointly develop and adopt a student housing plan and "good neighbor program" with Cal Poly, Cuesta College and City residents	On-going	Done.
8.17	Provide public educational information at the Community Development Department public counter on universal design concepts in new construction	On-going	On-going.
8.18	Solicit input on the zoning ordinance provisions for homeless shelters from service agencies that work with extremely-low income persons and the homeless	7-2010	Done.
8.19	Update the Zoning Ordinance to identify a zone or zones to permit emergency shelters by right, consistent with SB2	7-2010	Done.
8.20	Continue to allow the establishment of transitional and supportive housing that functions as residential uses in residential zones	On-going	On-going.
8.21	Identify properties that can be acquired and converted to affordable permanent housing and supportive housing	On-going	On-going.
8.22	Update the Community Design Guidelines to include universal access standards	1-2012	Not Done.
8.23	Consult with service agencies that work with the disabled and adopt a program addressing reasonable accommodation for persons with disabilities	1-2012	Not done but currently in progress.
8.24	Consider addition of an overlay zone to existing and future mobile home and trailer park sites to provide constructive notice that additional requirements, such as rent stabilization and a mobile home	1-2012	Not Done.

	park conversion ordinance may apply.		
9.6	Educate planning and building staff and citizen review bodies on energy conservation issues	On-going	On-going.
9.7	Evaluate solar siting and access regulations to determine if they provide assurance of long-term solar access for new or remodeled housing	1-2012	Done and on-going.
9.8	Adopt Low-Impact Development (LID) Standards, including street and access way standards that reduce the amount of paving devoted to automobiles	1-2012	Not done.
9.9	Adopt an ordinance with requirements and incentives to increase the production of "green" housing units and projects and require use of sustainable and/or renewable materials, water, and energy technologies	1-2012	Done.
9.10	Promote building materials reuse and recycling in site development and residential construction, including flexible standards for use of salvaged, recycled, and "green" building materials. To help accomplish this, the City will implement a construction and demolition debris recycling program (as described in Chapter 8.05 of the San Luis Obispo Municipal Code).	On-going	On-going.
10.3	Work with the County of San Luis Obispo to mitigate housing impacts on the City due to significant expansion of employment in the unincorporated areas adjacent to the City	On-going	On-going.
10.4	Encourage residential developers to promote their projects within the San Luis Obispo housing market area first.	On-going	On-going.
10.5	Advocate the establishment of a link between enrollment and the expansion of	On-going	On-going.



	campus housing programs at Cal Poly University and Cuesta College		
10.6	Work with other jurisdictions to advocate for State legislation that would provide funding to help Cal poly University and Cuesta College provide adequate on-campus housing and allow greater flexibility for State universities and community colleges to enter into public-private partnerships to construct student housing	On-going	On-going.
11.3	The City will adopt measures ensuring the ability of legal, conforming non-residential uses to continue where new housing is proposed on adjacent or nearby sites	Done.	Done but policy may be reworded.

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General Comments: